



ELM HOUSE

MARKET DEEPING



At the very heart of Market Deeping, Elm House is a handsome Grade II listed Georgian home, whose 18th century origins are beautifully evident throughout. Behind its refined stone façade lies a home of rare architectural integrity, where original period features, graceful proportions and a wonderfully welcoming flow come together to create a setting that feels both elegant and entirely at ease.

Enduring elegance

While enjoying a central and convenient position, Elm House also reveals itself as a peaceful retreat, opening unexpectedly to a generous, sun-soaked and private garden of around half an acre. Within the town's conservation area, this stone-built home has evolved thoughtfully over the centuries, with carefully considered 19th- and 21st-century additions sitting harmoniously alongside the elegant original structure. Recent restorative works, including repointing the roof and walls and window refurbishment, further enhance its sense of quiet confidence. Beyond the stone pillars, the gated gravel driveway provides private parking for three to four cars.

Warmth and welcome

A sense of arrival is immediate. Entry is first made through a charming side door with stained glass detailing, leading into an elegant and inviting hallway where high ceilings, detailed cornicing and generous skirtings set the tone. This entrance links seamlessly into the main hall, reinforcing the home's natural, sociable flow and offering a warm, everyday sense of ease.

Throughout the ground floor, archways and alcoves soften transitions between rooms, creating a sense of discovery while maintaining connection. To one side of the central hallway, the double-aspect drawing room is a particularly special space, rich in original detail. Its unusual fireplace provides a striking focal point, complemented by an original hand-painted fresco above the door, professionally restored and dating to 1790, its colours and detail still remarkably vibrant. An exquisite ceiling rose featuring oak and vine motifs, together with finely detailed cornicing, further elevate the room, lending a sense of artistry and grandeur that is both authentic and deeply atmospheric.





Crossing the hallway, where the main front door sits at the heart of the home, the formal dining room occupies the opposite side of this handsome double-fronted house. Looking out over Church Street through a sash window, the room is both elegant and welcoming, with arched alcoves adding architectural interest and a striking decorative fireplace providing a natural focal point for entertaining.

Before reaching the kitchen, a further sitting room unfolds, its gently curved walls framing the seated bay window and enhancing the sense of intimacy. Here, a striking open fireplace with its original mantel is flanked by decorative mirrored panels, while two highly unusual etched windows with stained glass bird motifs introduce colour, craftsmanship and charm. It is an inviting, characterful room that perfectly balances elegance with comfort.



What we love

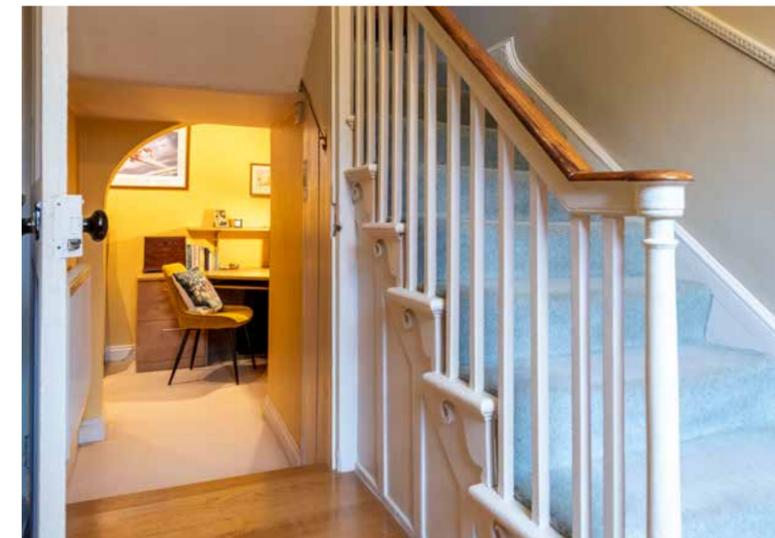
With its blend of grand Georgian rooms designed to receive and impress, more intimate spaces for retreat and a generous, modern kitchen created for contemporary family living, Elm House offers a rare balance of grace, grandeur and warmth. Sociable, flowing and deeply welcoming, it is a home that feels perfectly suited to modern country and family life, while remaining true to its distinguished origins.



Home comforts

The kitchen lies at the heart of the home's family life, warm and welcoming in both feel and function. With underfloor heating beneath flagstone floors and a classic cream range oven at its core, the space is designed for gathering and conversation. A central island invites informal breakfasts and sociable evenings, while the kitchen extends naturally into a light-filled dining area, where French doors open onto the terrace and garden beyond. Just off the kitchen, the laundry room offers discreet practicality without detracting from the home's refined aesthetic.

To the quieter end of the ground floor, the study provides practical space for working from home, tucked neatly away yet still connected to the life of the home. Completing the downstairs accommodation is a guest cloakroom with a wall-mounted Victorian safe and a shower, thoughtfully positioned for both day-to-day use and visiting guests.





Sweet dreams

Upstairs, the sense of space and calm continues. The principal bedroom suite sits quietly off the first-floor landing, generous in scale and flooded with natural light. Walk-in wardrobes provide ample storage, while the en suite bathroom is a particular highlight: long, light-filled and serene, with a rolltop bathtub perfectly positioned beneath a run of roof windows, offering leafy views across the garden.





Two further spacious double bedrooms on the first floor enjoy beautiful proportions, reconditioned sash windows and, in one, a decorative fireplace, and are served by a well-appointed family bathroom. On the second floor, two additional double bedrooms nestle beneath the eaves, each characterful and bright, again with handy storage.



Entertain and unwind

Just as Elm House opens and connects so gracefully indoors, it does so outdoors in a most delightful and unexpected way. A terrace immediately outside the kitchen provides an ideal spot for summer dining, before a gently winding path leads through borders and mature planting, subtly delaying the reveal of the garden's true scale.

Beyond, a broad sweep of lawn stretches towards a tree-lined boundary, creating a wonderfully private and peaceful setting rarely found at the heart of town. A further terrace to the side, framed by rambling roses, offers another sheltered place to sit, relax and entertain, while the garden provides space for both lively family life and quiet moments of retreat.



The Finer Details

Freehold
 Semi detached
 Dates to 1790 with later additions
 Grade II listed
 Conservation area
 Plot approx. 0.49 acre
 Gas central heating
 Underfloor heating in kitchen
 Mains electricity, water and sewage
 South Kesteven District Council, tax band F
 Driveway parking for 3-4 cars (planning permission previously approved for the construction of a garage, now expired)

Ground Floor:
 approx. 147.3 sq. metres
 (1,585.4 sq. feet)
 First Floor:
 approx. 126.9 sq. metres
 (1,366.4 sq. feet)
 Second Floor:
 approx. 40.6 sq. metres
 (436.8 sq. feet)
 Total Home:
 approx. 314.8 sq. metres
 (3,388.6 sq. feet)
 Outbuildings:
 approx. 15.3 sq. metres
 (164.2 sq. feet)



On Your Doorstep

A characterful market town, Market Deeping blends historic charm with everyday convenience. The High Street is lined with independent shops, cafés and traditional pubs, while day-to-day needs are well catered for with a choice of supermarkets and leisure facilities.

The surrounding countryside offers miles of open landscapes, riverside walks along the Welland and neighbouring picturesque villages, making it an appealing setting for both families and downsizers alike.

The area is well served by a range of highly regarded state schools, including Market Deeping Community Primary School and William Hildyard C of E Primary School both in the town, and Bourne Grammar and The Deepings School nearby, while independent schooling can be found nearby in Stamford and Peterborough.

For commuters, Market Deeping is particularly well placed: Peterborough is easily reached by road, offering a direct rail connection to London King's Cross in under an hour, ideal for those balancing rural living with city working. Excellent road links via the A15 and A1 further enhance connectivity across the region.



Local Distances

- Bourne 7 miles (14 minutes)
- Stamford 8 miles (17 minutes)
- Peterborough 9 miles (18 minutes)
- Spalding 13 miles (23 minutes)

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